

**NOTES:**

- THIS SITE IS KNOWN AS 27 EAST GERMAN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS A.P.N. #65-00-01234-015 AND RECORDED IN D.B. 5695, PG. 638.
- THIS PLAN IS BASED ON A PLAN TITLED BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILKINSON & ASSOCIATES, INC. DATED 06/24/09 AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY DRAWING NUMBER IS 200906SBT. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORDED OR UNRECORDED THAT A THOROUGH AND ACCURATE TITLE REPORT WOULD REVEAL. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ELEVATION DATUM IS APPROXIMATE AND IS BASED UPON SCALING FROM USGS "PLYMOUTH MEETING" QUADRANGLE.
- AREA = 13,080 S.F. (0.3003 ACRES)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGON, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN INK AND EMBOSSED WITH A RAISED SEAL OR STAMPED WITH A RED SEAL (BASED ON STATE, COUNTY OR LOCAL REQUIREMENTS). THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- COPYRIGHT © 2009, WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

**REFERENCES:**

- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, WHITEMARSH TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.

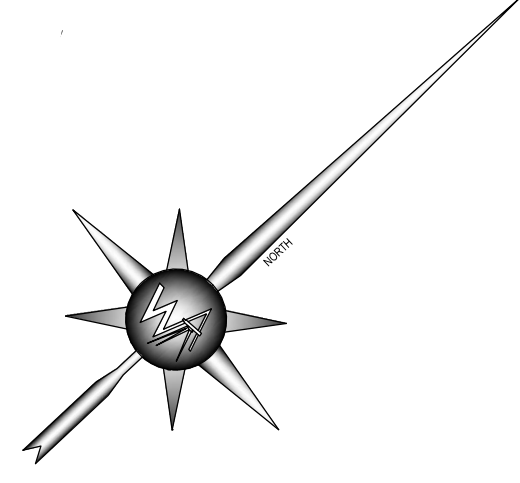
**UTILITIES:**

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 2009151952

**UTILITY COMPANY**  
 AT&T LOCAL SERVICES  
 AQUA PENNSYLVANIA  
 COMCAST FIBER OPTIC  
 COMCAST PLYMOUTH MEETING  
 PECO PLYMOUTH MEETING  
 SINKO PIPELINE  
 TEXAS EASTERN  
 VERIZON HORSHAM  
 WHITEMARSH TOWNSHIP

**GENERAL NOTES:**

- THIS PLAN REFERENCES: A DRAWING ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WILKINSON & ASSOCIATES, INC. PROJECT NO.: 200906S DRAWING NO.: 200906SBT DATED: 06/24/09
- EQUITABLE OWNER/APPLICANT: ROBBINS GULPH HOLDINGS, LLC 410 LESTER ROAD NEWTOWN SQUARE, PA 19073 PHONE: 610-634-7395
- ZONING DATA: ZONED: VC-2 PROPOSED USE: BUSINESS / PROFESSIONAL OFFICE
- (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.



ZONING DATA FOR VILLAGE COMMERCIAL DISTRICT VC-1 AND VC-2 / PROPOSED BUSINESS / PROFESSIONAL OFFICE				
EXISTING LOT SIZE 13,080 SF		PERMITTED USES	PROPOSED	VARIANCE REQUIRED
MAXIMUM BUILDING FOOTPRINT (TYPE 1940) W/ADDITION	8,000 SF	THREE STORES / 42 FT	1,874 SF (2007) INC. EX. & PROP. COV. PORCH	NO
MAXIMUM BUILDING HEIGHT	120 FT	THREE STORES / 42 FT	180 STORES / 2530 FT	NO
MAXIMUM BUILDING LENGTH	120 FT		63.34 FT	NO
MAXIMUM BUILDING FRONT FASCIAE WIDTH	75 FT		75 FT	NO
MAXIMUM BUILDING COVERAGE	50%		7,071 SF (15.48)	NO
MAXIMUM IMPERVIOUS COVERAGE	50%		8,697 SF (66.56)	YES (SECTION 116.290)*
MINIMUM OPEN SPACE	50%		4,363 SF (33.28)	YES (SECTION 116.290)*
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	100 FT		NA - EXISTING NON-CONFORMING LOT	NO
MINIMUM STREET FRONTAGE	50 FT		58.67 FT	NO
MINIMUM BUILDING SEPARATION	15 FT		NA	NO
ACCESSORY USES AND STRUCTURES USE LIMITATIONS			2,746 SF (26.94)	NO
UTILITIES AND LANDSCAPING			NA	NO
PROPERTIES WITH LESS THAN 2 ACRES			13,080 SF (LESS THAN 2 ACRES)	YES (SECTION 116.291C) *
FRONT YARD REQUIREMENTS			NA - EXISTING NON-CONFORMITY	NO
MINIMUM OF 50% AND MAX OF 90% OF BUILDING FASCIAE SHALL BE LOCATED WITHIN 10 FT OF THE ULTIMATE RIGHT OF WAY			N/A	NO
IF WHEN ADJACENT TO A RESIDENTIALLY ZONED AND OR RESIDENTIALLY USED PROPERTY THE MINIMUM SIDE YARD AND REAR SETBACK FROM RESIDENTIAL USE SHALL BE 25 FT			6.4' @ SIDE 116.54' @ REAR	NO @ SIDE (EXISTING NON-CONFORMITY) NO @ REAR
IF WHEN ADJACENT TO A RESIDENTIALLY ZONED AND OR RESIDENTIALLY USED PROPERTY THE MINIMUM SIDE YARD AND REAR SETBACK FROM RESIDENTIAL USE SHALL BE 20 FT TO PARKING. PARKING TO BE A MIN. OF 10 FT FROM ANY PRINCIPAL STRUCTURE			2.25' @ SIDE 26.73' @ REAR	YES @ SIDE (SECTION 116.296B)* NO @ REAR
			13,080 @ PRINCIPAL STRUCTURE	NO @ PRINCIPAL STRUCTURE

**REQUESTED WAIVERS**

- SECTION 105-38.8 (2) & (3): OFF STREET PARKING REQUIREMENTS PERTAINING TO DRIVEWAY WIDTH. A WAIVER IS BEING REQUESTED OF THIS SECTION AS THE EXISTING SITE AND BUILDING CREATE A SITUATION WHERE IT IS NOT POSSIBLE TO CONSTRUCT A DRIVEWAY HAVING A WIDTH OF 25 FEET OR WIDTH OF 35 FEET AT THE STREET LINE. THE PROPOSED DRIVEWAY WIDTH AND STREET LINE WIDTHS ARE 16 FEET AND 26 FEET RESPECTIVELY.

**VARIANCES APPROVED BY THE WHITEMARSH ZHB ON 01/19/21**

**REQUIRED PARKING CALCULATION**

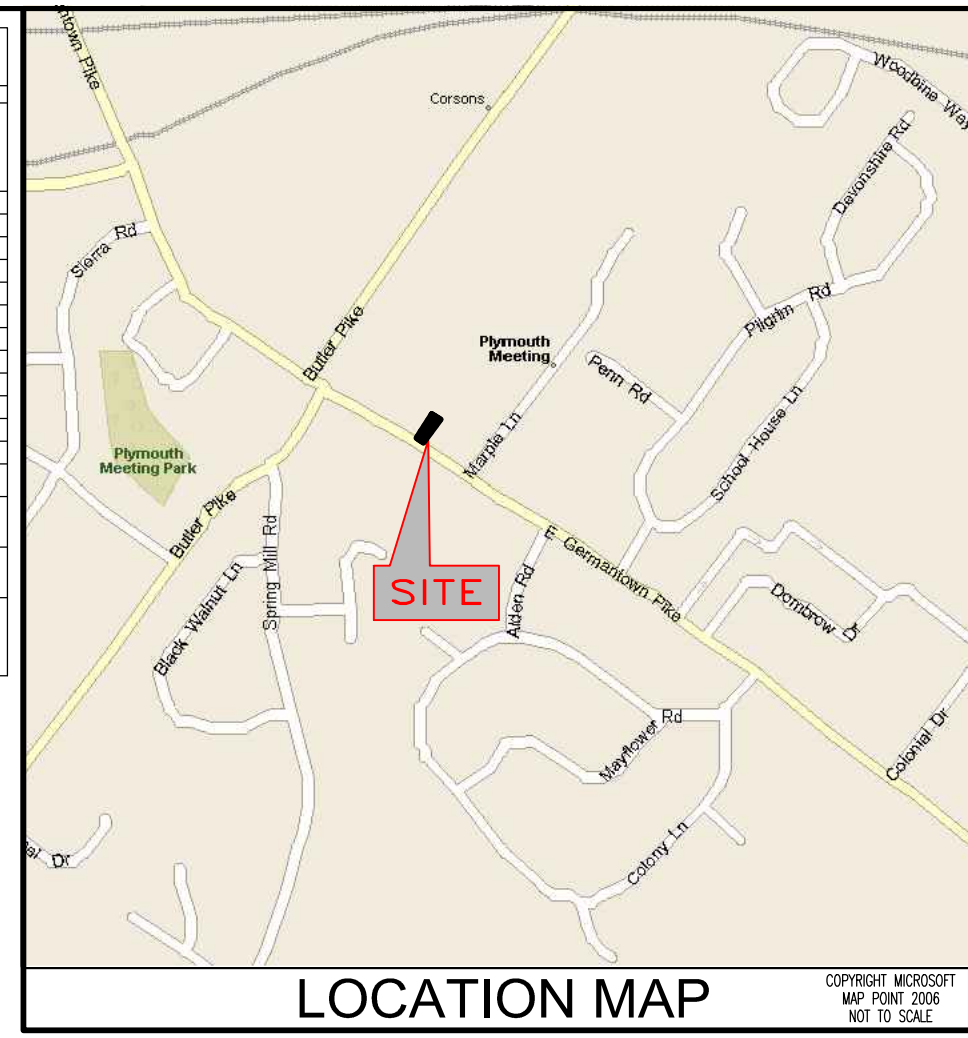
1ST FLOOR BUILDING AREA = 654 S.F. (EX. BLDG.) + 742 S.F. (PROP. ADDITION) = 1,396 S.F.  
 TOTAL BUILDING AREA = 2,792 S.F.  
 REQUIRED PARKING = 1/200 S.F. = 2,792 S.F. / 200 = 14 SPACES  
 PROVIDED PARKING = 14 SPACES

**VARIANCE APPROVED BY THE WHITEMARSH ZHB ON 01/19/21**

**SECTION 116-184.D.(5)** - VARIANCE FROM PROVIDING ONE PARKING SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA. SINCE THE EXISTING PORTION OF THE BUILDING TO REMAIN IS AN OLD STONE BUILDING WITH 1.5" THICK WALLS, THE PARKING WILL BE CALCULATED BASED ON THE INTERIOR DIMENSIONS OF THE EXISTING BUILDING, CONTRARY TO THE "BUILDING AREA" DEFINITION PROVIDED IN SECTION 116-11. FOR THE PROPOSED ADDITION, THE PARKING WILL BE CALCULATED TO THE EXTERIOR WALLS AS PER THE ZONING DEFINITION IN SECTION 116-11 AS REQUIRED.

**AREA COVERAGES**

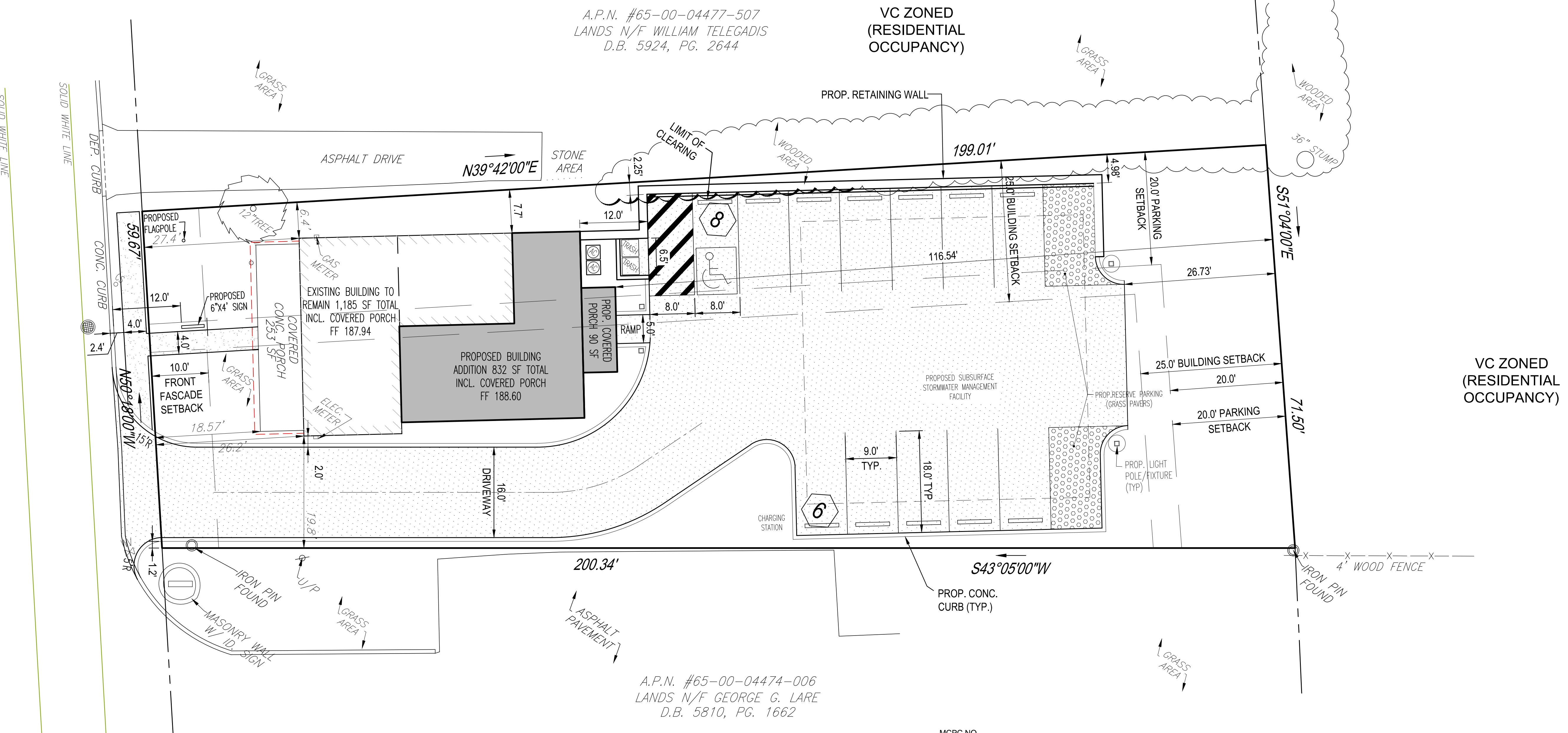
13,080 SF SITE AREA  
 4,363 SF = 33.35% GREEN AREA OF SITE  
 8,697 SF = 66.53% IMPERVIOUS AREA OF SITE  
 2,017 SF = 15.4% BUILDING AREA OF SITE



**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA ONE CALL SYSTEM  
 1-800-242-1776

**PA 1**  
 DESIGNER: JAC  
 DATE: 11/02/21  
 PROJECT NO.: 2020289  
 DRAWING NO.: 00

**EAST GERMAN TOWNSHIP PIKE S.R. 3053**  
 (A.K.A. PERKOMEN PIKE)  
 (50' WIDE R.O.W.)



A.P.N. #65-00-04477-507  
 LANDS N/F WILLIAM TELEGADIS  
 D.B. 5924, PG. 2644

VC ZONED  
 (RESIDENTIAL  
 OCCUPANCY)

VC ZONED  
 (RESIDENTIAL  
 OCCUPANCY)

A.P.N. #65-00-04474-006  
 LANDS N/F GEORGE G. LARE  
 D.B. 5810, PG. 1662

APPROVED BY WHITEMARSH TOWNSHIP SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON: \_\_\_\_\_

TOWNSHIP MANAGER: \_\_\_\_\_

**RECORDER OF DEEDS**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**RECORD OWNER'S ACKNOWLEDGMENT OF INTENT**

STUART MILLER IS THE EQUITABLE OWNER OF THE LAND AND HAS LAID OUT UPON ITS LAND SITUATE IN WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN AND DESIRES THAT THE PLAN BE RECORDED AS SUCH ACCORDING TO LAW.

BY: STUART MILLER DATE: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MCPC NO. \_\_\_\_\_

PROCESSED AND REVIEWED: A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE \_\_\_\_\_

FOR THE DIRECTOR \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION

**STORMWATER MANAGEMENT CERTIFICATION**

I, \_\_\_\_\_ ON THIS DATE \_\_\_\_\_, HAS REVIEWED AND (MUNICIPAL OFFICIAL OR DESIGNEE)

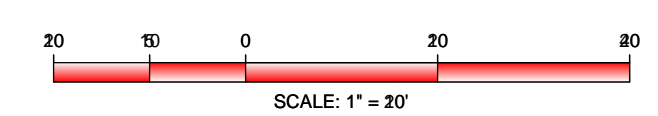
HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF MUNICIPAL ORDINANCE No. 2125.

**EXISTING FEATURES LEGEND**

- TRACT (SITE) BOUNDARY
- ADJOINER BOUNDARY
- TREELINE
- CONTOUR (MAJOR INDEX)
- CONTOUR (MINOR)
- OVERHEAD UTILITY LINE
- IRON PIN FOUND
- LIGHT POLE/UTILITY POLE
- MANHOLE
- VEGETATION TO BE REMOVED
- PAVEMENT TO BE REMOVED
- SPOT ELEVATION
- STORM SEWER
- SANITARY SEWER
- GAS LINE

**PROPOSED FEATURES LEGEND**

- BUILDING/PARKING SETBACK LINE
- TREELINE (TO REMAIN)
- PROPOSED BUILDING ADDITION
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- GRASS PAVERS
- PARKING STALL LABEL
- PROP. LIGHT FIXTURE



**WILKINSON & ASSOCIATES, INC.**  
 1150 GLENLIVET DR.  
 SUITE 33  
 ALLENTOWN, PA 18106  
 PHONE (610) 395-7940  
 FAX (610) 395-7959

**ROBBINS GULPH, LLC**  
 PROPOSED BUSINESS / PROFESSIONAL OFFICE  
 27 EAST GERMAN TOWNSHIP PIKE  
 WHITEMARSH TOWNSHIP  
 MONTGOMERY COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

**PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN**

**SITE/RECORD PLAN**

**JOSHUA A. CASTILLO**  
 REGISTERED PROFESSIONAL ENGINEER

PROJECT MANAGER: JAC  
 DATE: 11/02/21  
 PROJECT NO.: 2020289  
 DRAWING NO.: 00

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**01 OF 06**

